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Doc 27-200

REQUEST FOR PROPOSALS  
HINGE BLOCK PARCELS  
MIDTOWN CULTURAL DISTRICT

BOSTON REDEVELOPMENT AUTHORITY

SEPTEMBER 1990





REQUEST FOR PROPOSALS  
HINGE BLOCK PARCELS  
MIDTOWN CULTURAL DISTRICT

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## 1. REQUEST FOR PROPOSALS

The Boston Redevelopment Authority is pleased to offer this Request for Proposals (RFP) soliciting proposals to redevelop two vacant parcels of land located within the Hinge Block Area of the Midtown Cultural District. All responses to this RFP will be evaluated according to the criteria set forth in this document, the Midtown Cultural District Zoning, the Hinge Block Zoning, and any other subsequent disposition documents.

On January 12, 1989, the Midtown Cultural District Plan was adopted, as the portion of the general plan for the city governing the Midtown Cultural District. On March 6, 1989, the Zoning Commission amended the code to incorporate Article 38 which established the Hinge Block as a Special Study Area. The Hinge Block Plan and Zoning were created to regulate future growth in the Hinge Block.

Future development of the Hinge Block will be guided by specific development policies that accommodate a mix of uses on the block, those of hotel, housing, and retail functions; as well as the provision of cultural facilities, to fully contribute to the realization of the basic planning premise of the Midtown Cultural District Plan.



## 2. PROPERTY DESCRIPTION

### Parcel Location and Size

The parcels are located on opposite sides of LaGrange Street in the Hinge Block Special Study Area in the Midtown Cultural District. Parcel 3-4901 is located at 19-21 LaGrange Street, and Parcel 3-4917 is at 24-26 LaGrange Street. The parcels are 1,296 square feet and 1,249 square feet, respectively.

### Ownership

Both parcels are BRA owned.

### Current Use

The Hinge Block is currently a blighted, underutilized area, with much vacant space devoted to outdoor parking. Parcel 3-4917 is a vacant lot, parcel 3-4901 contains a four-story vacant building.

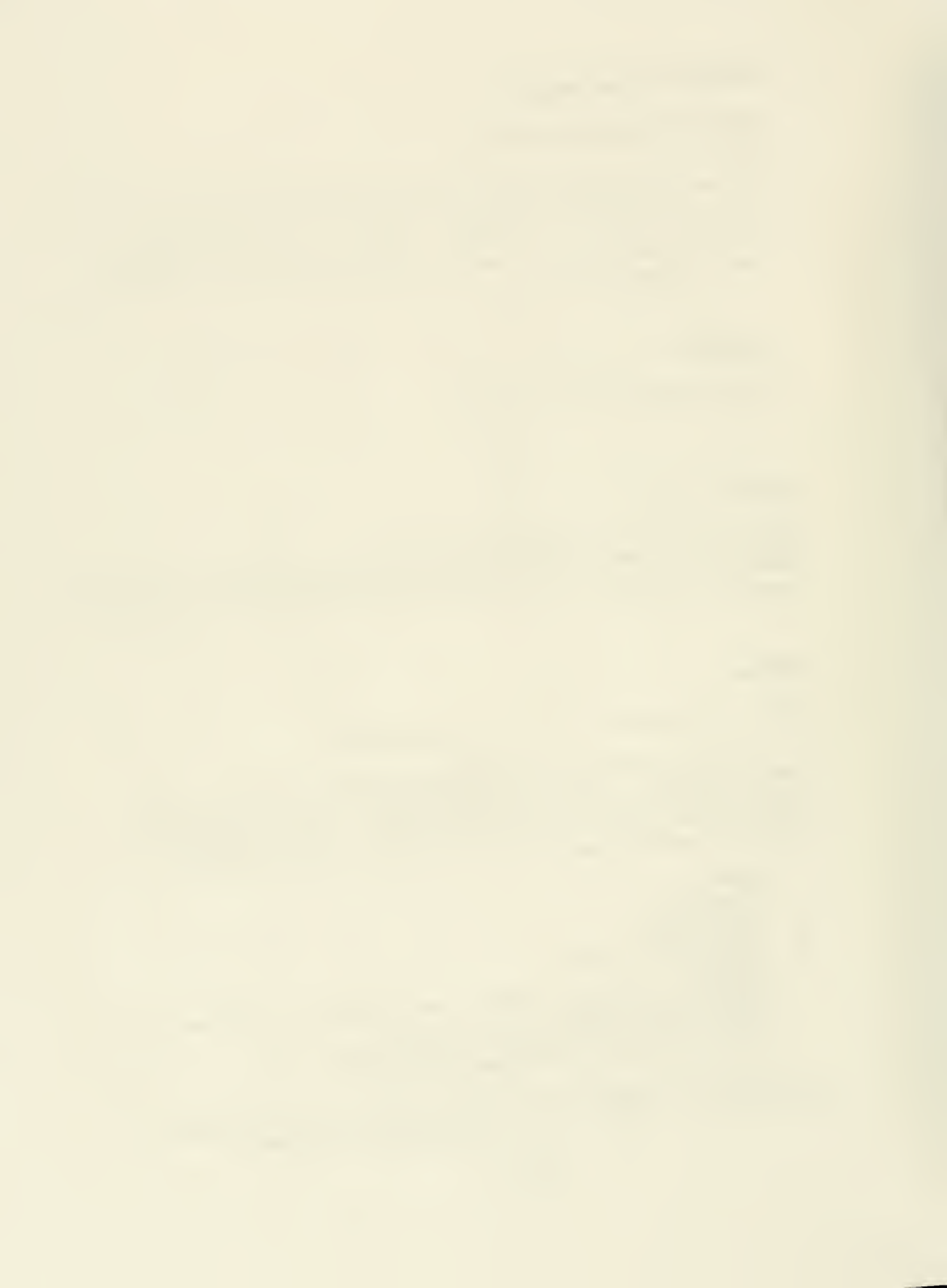
### Zoning

125'- 155' Height / FAR 8-10 As-Of-Right

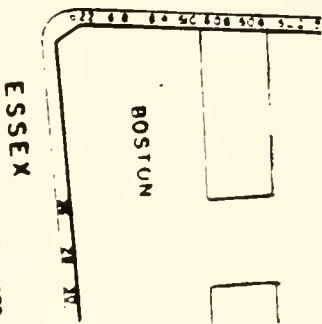
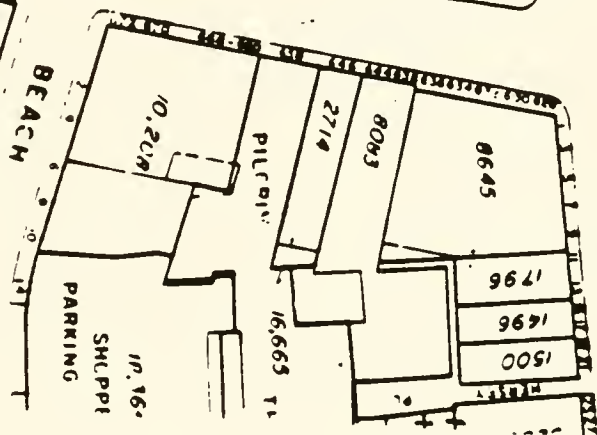
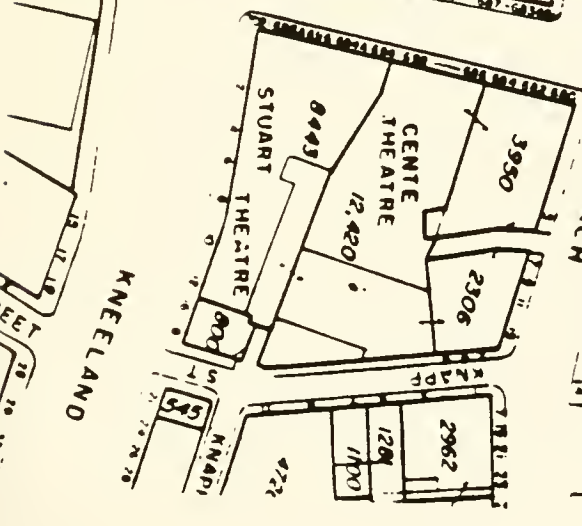
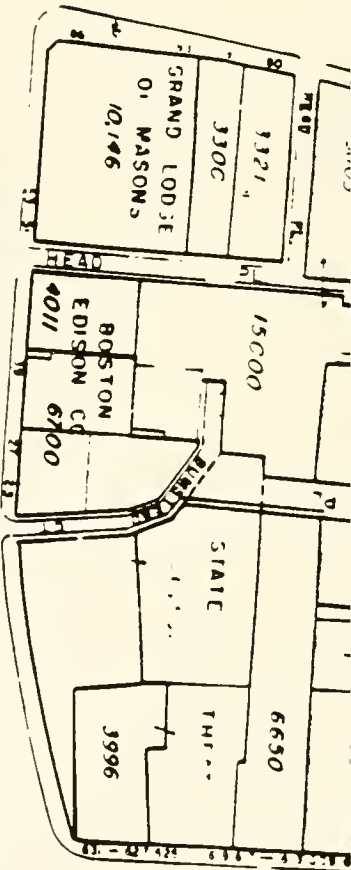
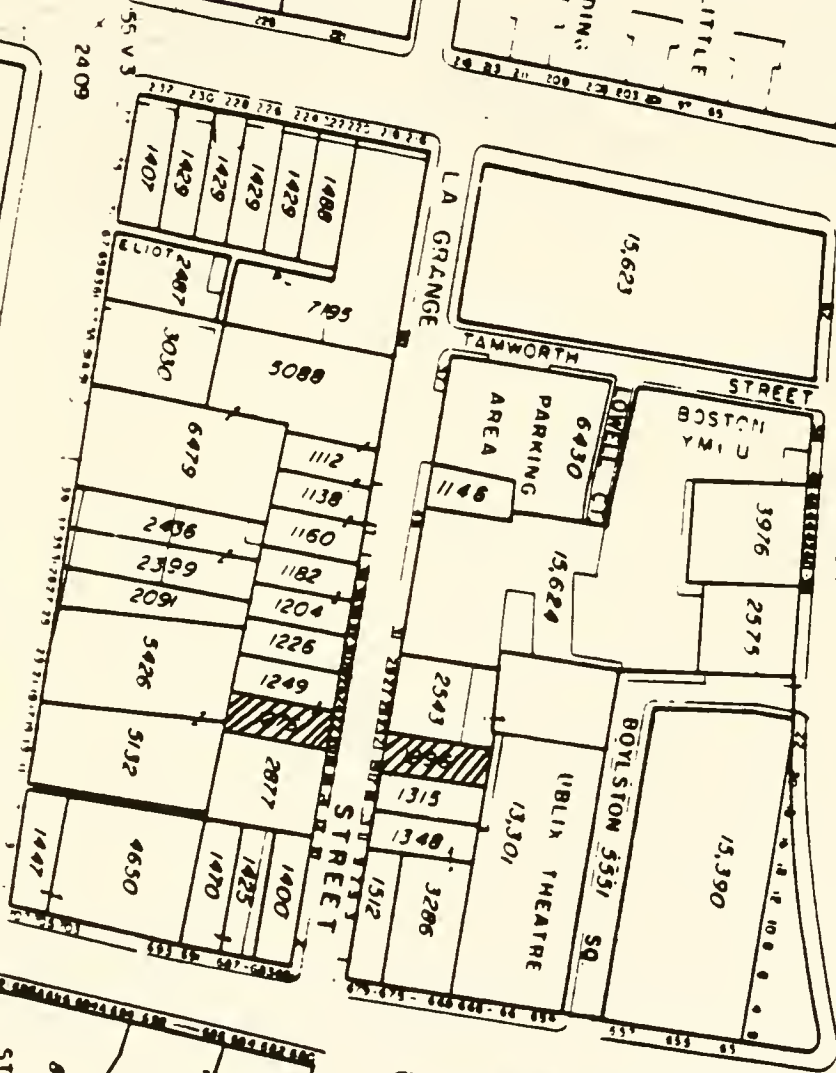
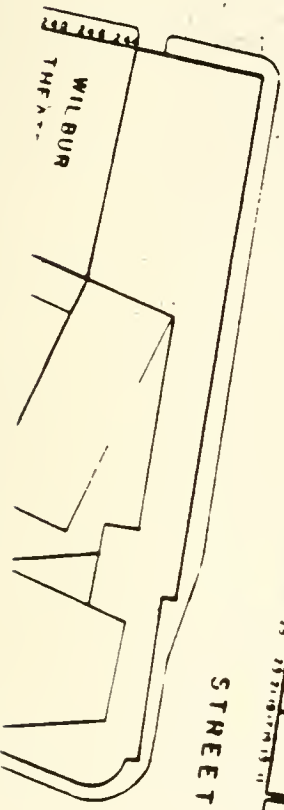
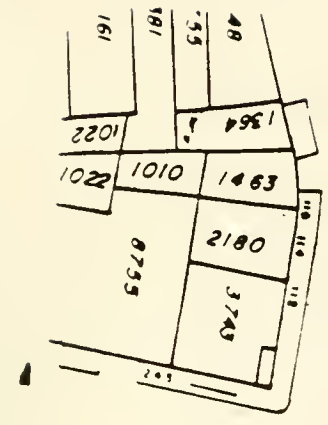
If proponents assemble developable sites of greater than one acre, a planned development area (PDA) designation may be obtained which would allow a height of 275'. Projects within a PDA must comply with the following Midtown Cultural District regulations:

- o Shadow
- o Streetwall
- o Floorplate
- o Ground Floor Use
- o Setbacks
  - LaGrange, Stuart, Tremont, and Washington Street above street wall height - 10'
  - Above 155' (total setback from wall) - 15'
  - Above 235' (total setback from wall) - 15'

An amendment to Article 38 which would establish Zoning Regulations for the Hinge Block Plan is proposed.









4. **DEVELOPMENT CONCEPT**

The small size of the Hinge Block parcels may make their development on a stand-alone basis difficult. For this reason, the parcels may be developed in conjunction with adjoining property. By virtue of their location within an area where Planned Development Area designation is allowed, the parcels have been zoned for large-scale development purposes, including office, retail, or hotel uses.

The Midtown Cultural District Zoning (Article 38 of the Boston Zoning Code) and the proposed Hinge Block Zoning were developed to guide the reemergence of the Midtown Cultural District as a center of commerce, culture, and city life. In addition to setting forth height and density limits of the district, the zoning contains specific requirements for environmental impacts and public benefits associated with development projects.



5. **SELECTION CRITERIA**

The principal standard the BRA will use in its review of proposals received in response to this RFP will be the degree to which the proposal responds to the goals and objectives of the Midtown Cultural District and Hinge Block Plans and Zoning, and to the degree to which the proposal maximizes the public benefits associated with the parcels' development. Other criteria include:

- o Achievement of development concept as described in this RFP;
- o Other public benefits offered by the proposal including construction jobs, property tax revenues, urban design amenities, and other district-wide benefits;
- o Demonstrated capability, management experience, and financial strength of the development team.

The parcels will be disposed of in "as is" condition. The designee will pay for the cost of any utility relocation not paid by a utility company.



## 6. SUBMISSION REQUIREMENTS

All applicants are required to submit ten copies of the proposals by 1:00 p.m. on September 28, 1990, at which time all proposals will be publicly opened and read. Proposals are to be in sealed envelopes and clearly marked as proposals for Hinge Block Parcels.

The proposals should be submitted to:

Stephen Coyle, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Attention: Assistant Director for Urban Design and  
Development -- Room 938, Boston City Hall.

All proposal received by the above deadline will be reviewed for compliance with the conditions and requirements contained in this RFP. All submission materials are public documents.

The BRA will transfer the parcels to those developers whose proposals best meet the criteria set forth in this RFP. The designated development team will be subject to subsequent stages of BRA development review and to all applicable State environmental reviews. The BRA reserves the right to reject any or all proposals received.

Specific submission requirements, submitted in an 8-1/2 inch by 11 inch format, are as follows:

### Applicant Information

1. Letter of Interest introducing the development team, including the developer, architect, and other consultants.
2. Relevant past experience of the development team.
3. Redeveloper's statement of Public Disclosure and Statement of Qualifications and Financial Responsibility.

### Development Proposals

1. Project summary, including a description of proposed uses and public amenities, proposed ownership structure, and anticipated development schedule.





## 7. FINANCIAL INFORMATION

1. Development pro forma, including sources and uses of funds.
2. 15-year operating pro forma.

### Design Submission

1. A study model at a scale of 1" = 40', prepared in sufficient detail to evaluate the relationships of height massing, and proportion to surrounding buildings and spaces. The model will be placed within the BRA context model for evaluation. The BRA model is available for viewing during business hours.
2. Conceptual elevations of all facades; The exterior elevation drawing requirement may be satisfied by submission of the required perspective views, described in item 4 below, if the renderings depict all facades.
3. A site plan prepared in sufficient detail to describe the proposed improvements to the site. The plan must identify the proposed pedestrian, vehicular, and service access.
4. Eye-level exterior perspective views showing the proposed project in the context of the surrounding buildings and open spaces, and at least one eye-level interior perspective view showing the character of the main public space(s). An aerial perspective view may be used in lieu of the exterior perspective views, provided it contains sufficient detail.
5. Any additional plans, elevations, and sections as may be required to understand the organization of the proposed project.
6. Description of the principal materials to be used for the exterior facades and major public outdoor spaces.
7. A submission fee of \$5,000 is required. Unsuccessful applicants will receive a refund of \$3,000 and \$2,000 shall be retained by the Authority for processing the submissions.



## 8. CONTRACT TERMS AND CONDITIONS

In compliance with M.G.L.A. Chapter 30B, the terms of the final agreements relative to the proposed disposition must be in substantial compliance with the terms and conditions for the proposed development set forth in this RFP. Accordingly, such terms and conditions will be incorporated in the following documents prior to final conveyance:

1. A Land Disposition Agreement setting forth terms and conditions for conveyance of the property, which will be consistent with the development concept, goals, and objectives set forth in this RFP.
2. If applicable, a Cooperation Agreement, pursuant to section 31-14 of the Boston Zoning Code (Code), including but not limited to a Transportation Access Plan Agreement, and a Construction Management Plan Agreement.
3. If applicable, a Development Impact Project Agreement pursuant to Articles 26A and 26B of the Code.
4. A Boston Residents Construction Employment Plan, pursuant to Chapter 12 of the Ordinances of 1986 of the City of Boston, as amended by Chapter 17 of said Ordinances, and Executive Order Extending Boston Residents Job Policy, signed by the Mayor on July 12, 1985.
5. Any other applicable agreements relating to the transfer terms.



APPENDIX A  
DISCLOSURE FORMS



Appendix A to Article 31A

Disclosure Statement Concerning Beneficial Interest(s)  
Required by Article 31A of the Boston Zoning Code

- (1) Name of Project: \_\_\_\_\_
- (2) Location: \_\_\_\_\_
- (3) Applicant: \_\_\_\_\_

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all Persons who have a Beneficial Interest (including the amount of their Beneficial Interest accurate to within one-tenth of one percent if such interest exceeds one percent) in the above-listed property are listed below in compliance with the provisions of Article 31A of the Boston Zoning Code.

**NAME AND RESIDENCE OF EACH PERSON WITH SAID BENEFICIAL INTEREST (continue on separate sheet if necessary):**

	<u>Percentage Interest</u>
NAME: _____	_____
ADDRESS: _____	_____
NAME: _____	_____
ADDRESS: _____	_____
NAME: _____	_____
ADDRESS: _____	_____
NAME: _____	_____
ADDRESS: _____	_____
NAME: _____	_____
ADDRESS: _____	_____





(5) The undersigned also acknowledges and states that except as stated below, none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

(6) I hereby state, under the penalties of perjury, that the names and addresses of all firms and professional corporations employing attorneys, real estate brokers, architects, engineers, planners, or surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application for Zoning Relief on the above-listed property are listed below in compliance with the provisions of Article 31A of the Boston Zoning Code.

**NAMES AND ADDRESSES OF ALL FIRMS AND PROFESSIONAL CORPORATIONS, AND AGENTS WHO HAVE ACTED ON SAID APPLICATION**  
(continue on separate sheet if necessary):

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

SIGNED under the penalties of perjury.

Signature: \_\_\_\_\_  
Name Printed: \_\_\_\_\_  
Date: \_\_\_\_\_



PLEASE NOTE: THERE IS NO PAGE 4.

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

400-4000  
2-61

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper:

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

\_\_\_\_\_ (Name of Local Public Agency)

is \_\_\_\_\_ (Name of Urban Renewal or Redevelopment Project Area)

in the City of \_\_\_\_\_, State of \_\_\_\_\_  
is described as follows:

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_

A corporation.

A nonprofit or charitable institution or corporation.

A partnership known as \_\_\_\_\_

A business association or a joint venture known as \_\_\_\_\_

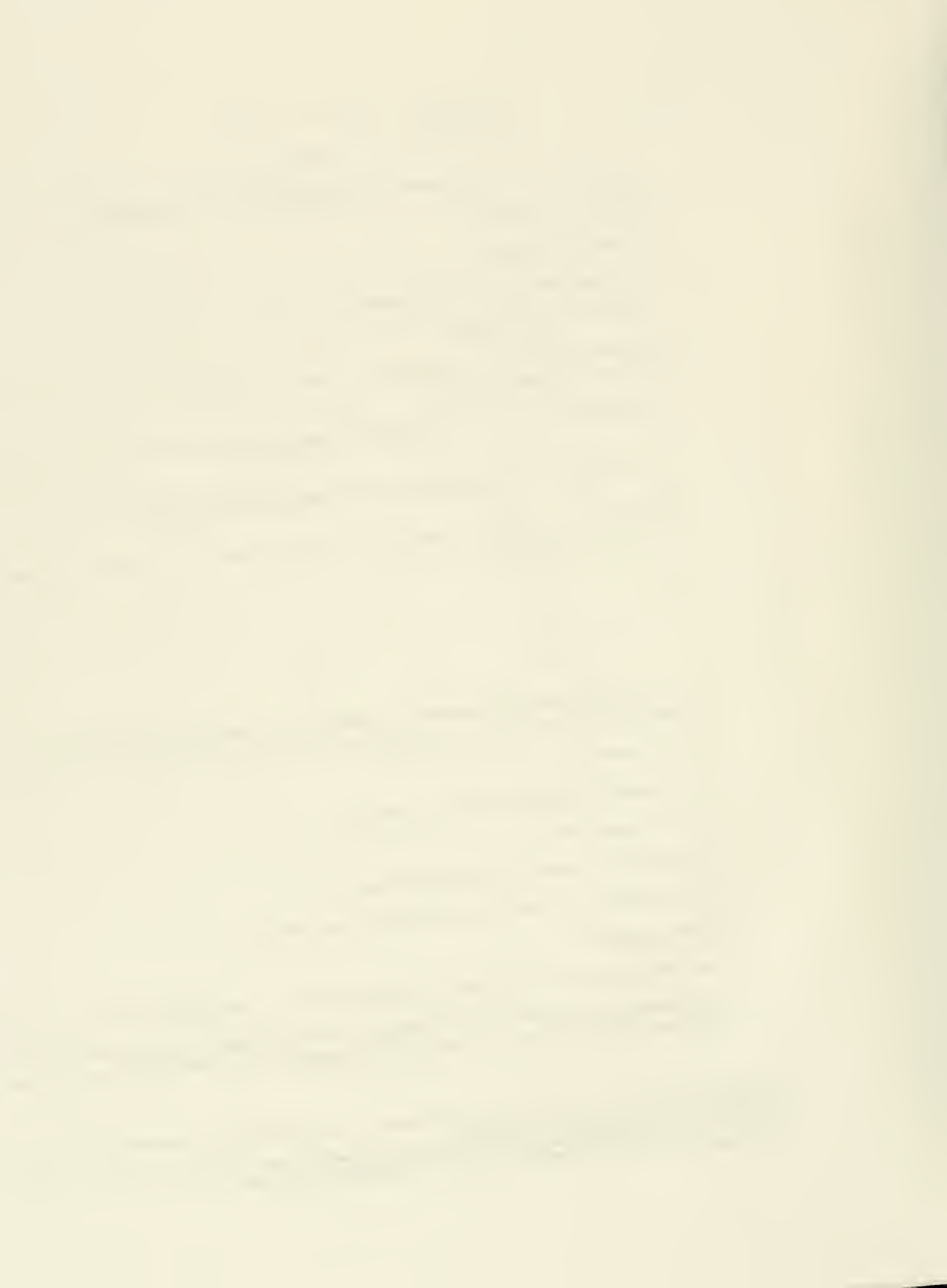
A Federal, State, or local government or instrumentality thereof.

Other (explain) \_\_\_\_\_

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

1 If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.  
2 Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by notes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- 6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

- 7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

### B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation. . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation. . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
---------------------------------------	---	-------------------------------------

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

**CERTIFICATION**

I (We) \_\_\_\_\_  
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Address and ZIP Code

\_\_\_\_\_  
 Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by each individual if a partnership, by one of the partners if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, the contents of which contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.





PART II

HUD-004  
Page 1

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper:
- b. Address and ZIP Code of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

\_\_\_\_\_ (Name of Local Public Agency)

in \_\_\_\_\_ (Name of Urban Renewal or Redevelopment Project Area)

is the City of \_\_\_\_\_, State of \_\_\_\_\_

is described as follows:

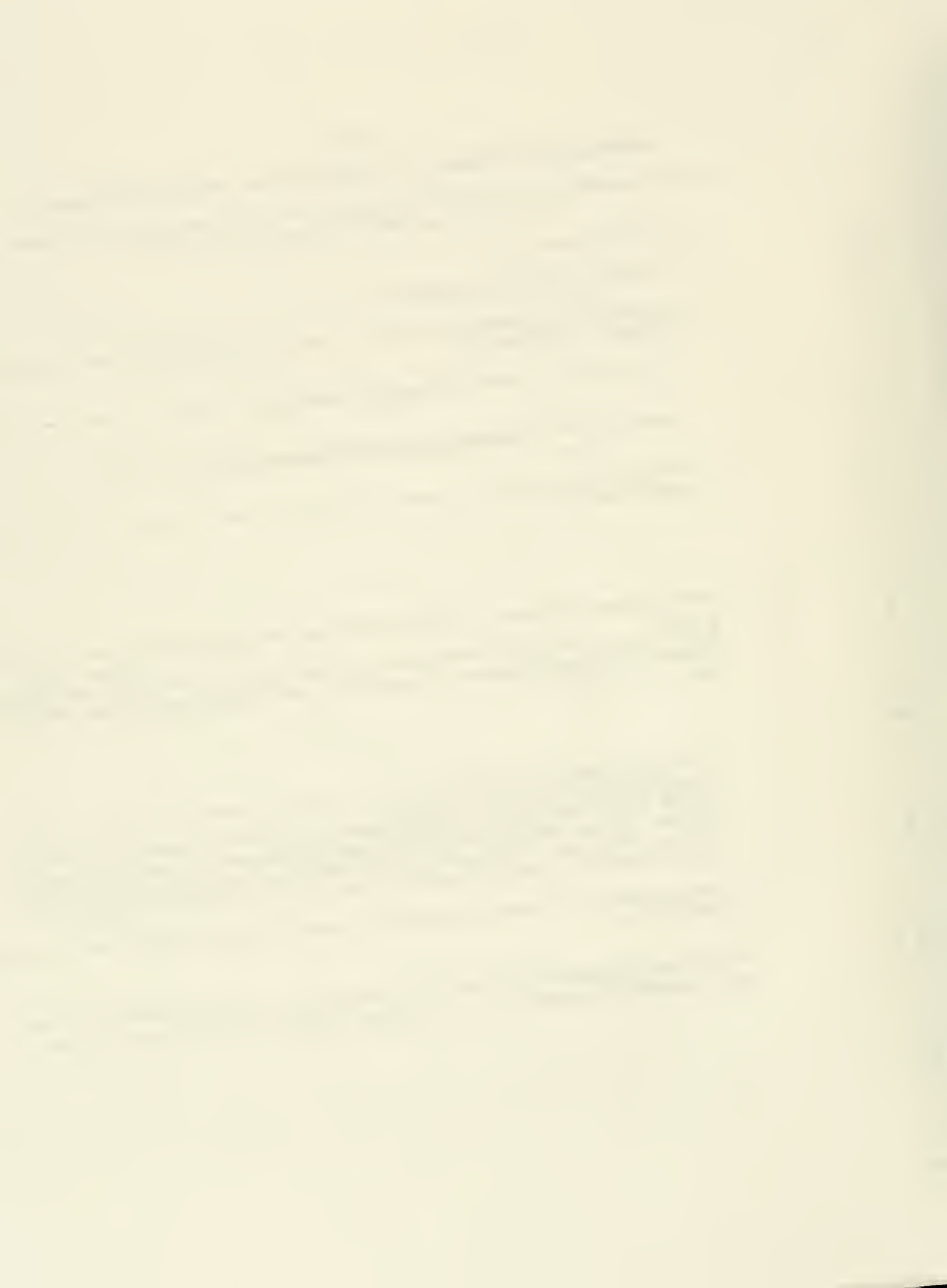
3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?  YES  NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, 19\_\_\_\_, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed project:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT  
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGES OR LIENS  
\$

7. Names and addresses of bank references:

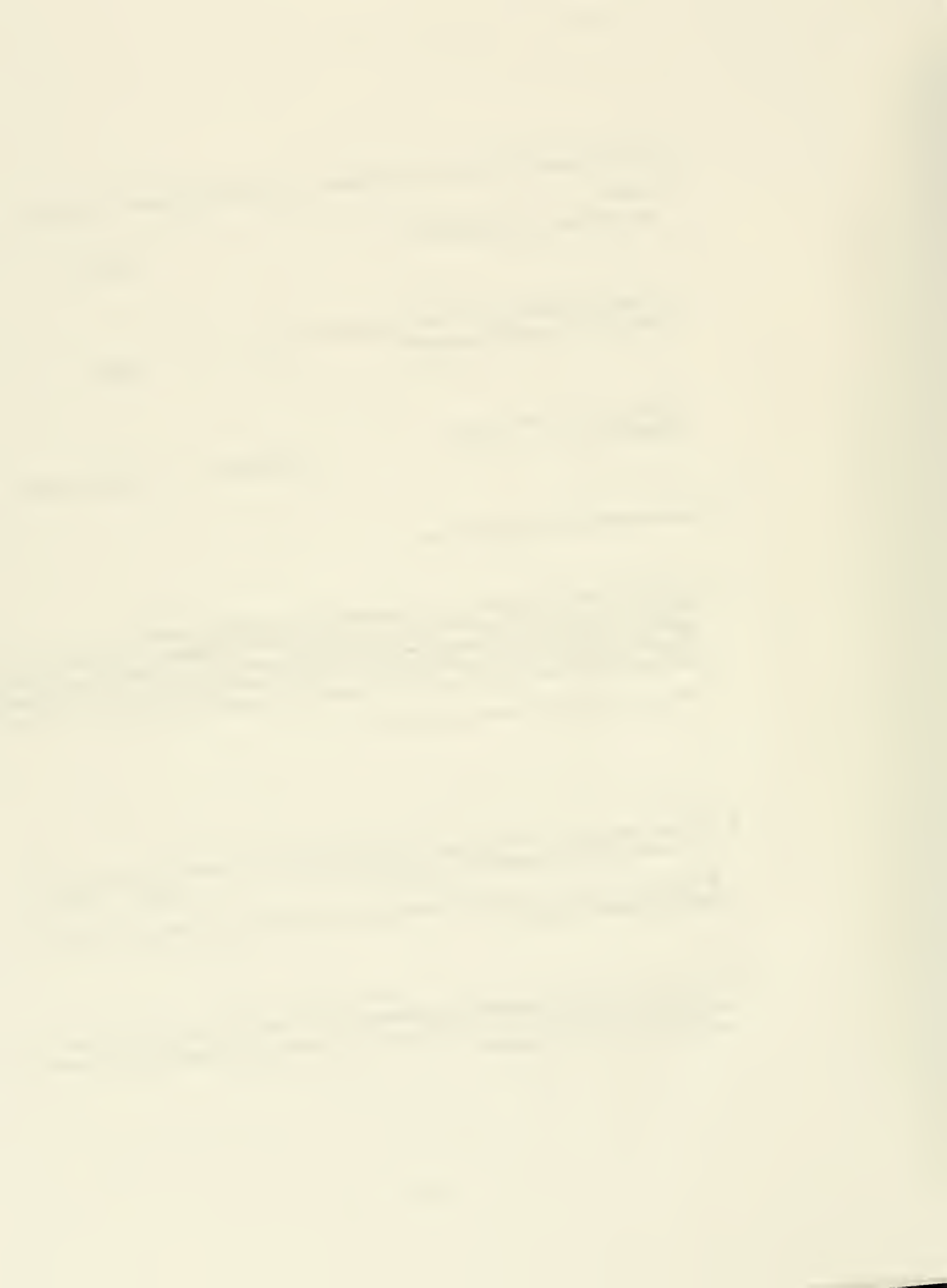
8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?  YES  NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years?  YES  NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:



b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

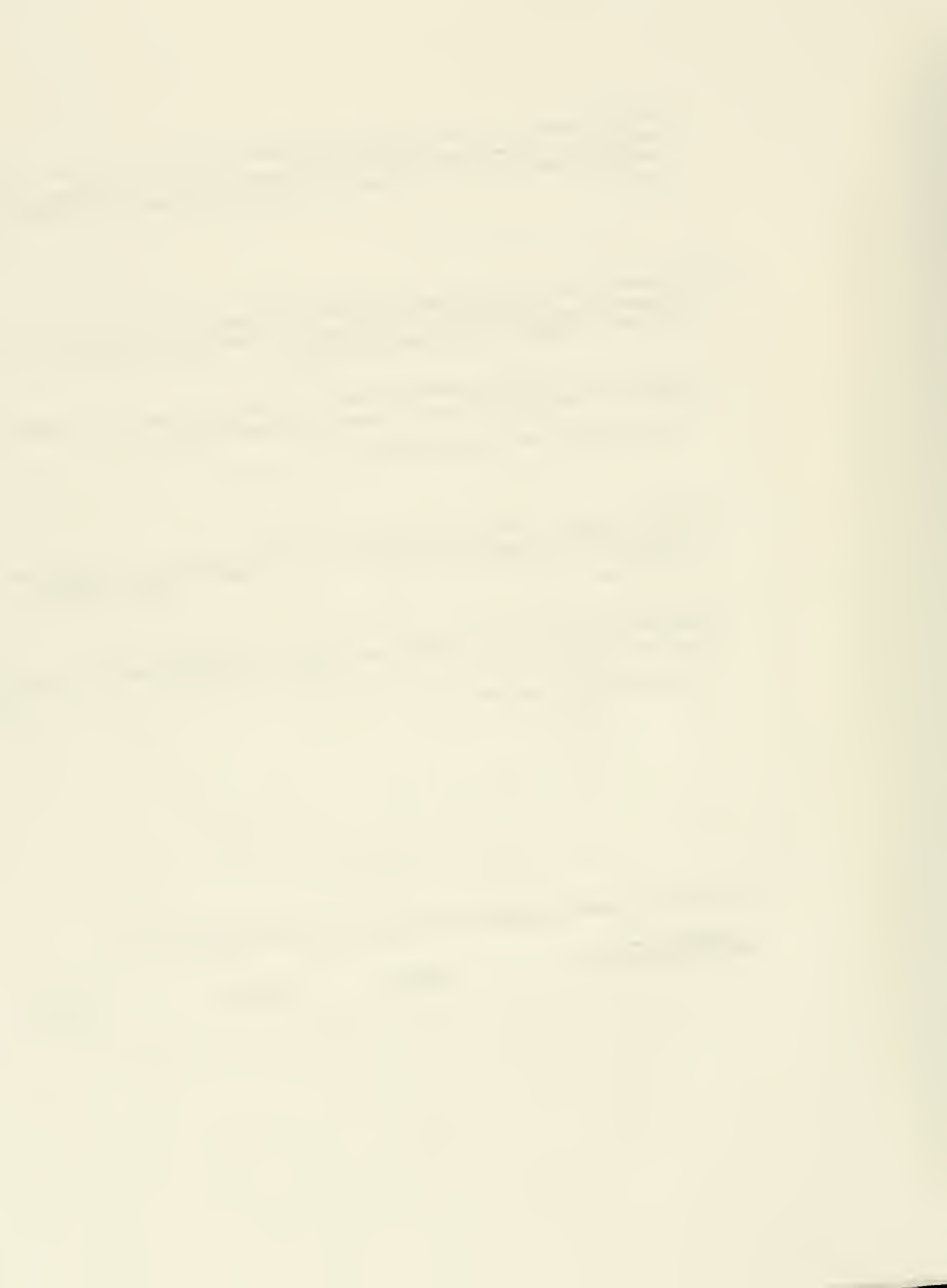
b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?  YES  NO  
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
		\$	



a. Outstanding construction-contract bids of each contractor or builder:

HUD-4024  
4-79

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to each contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  YES  NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  YES  NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

**CERTIFICATION**

I (We) \_\_\_\_\_

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

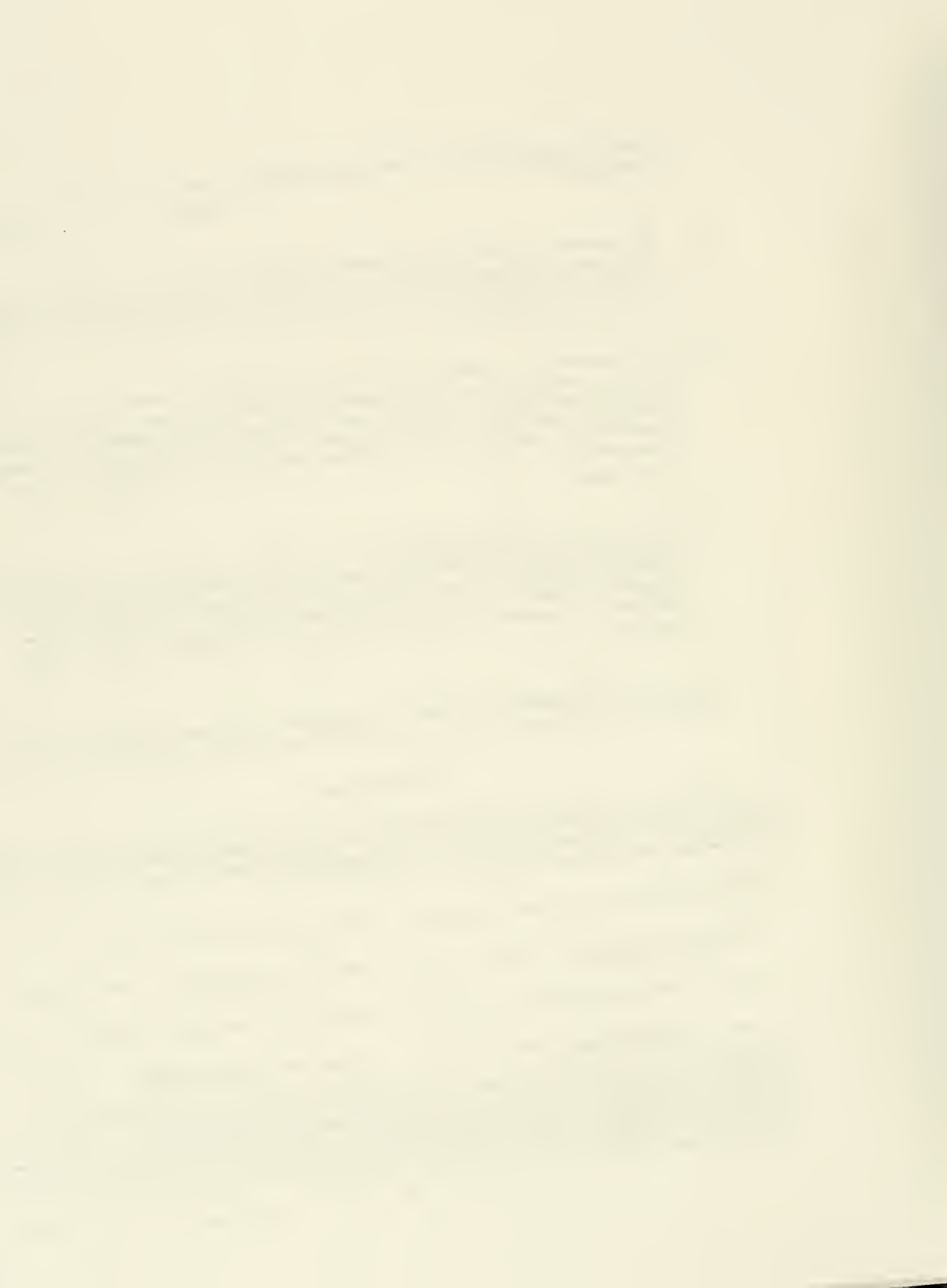
\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by each individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.  
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department





7:40J. Disclosure Statements Filed with Deputy Commissioner.

Section 40J. No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

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DISCLOSURE STATEMENT CONCERNING BENEFICIAL  
INTEREST REQUIRED BY SECTION 40J OF  
CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: \_\_\_\_\_
- (2) Grantor or Lessor: \_\_\_\_\_
- (3) Grantee or Lessee: \_\_\_\_\_

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>

(5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



APPENDIX B  
PRO FORMAS



Project \_\_\_\_\_  
Developer \_\_\_\_\_

Date \_\_\_\_\_  
Tel. #/Contact Person \_\_\_\_\_

COMMERCIAL DEVELOPMENT PROGRAM

TOTAL GROSS SQUARE FOOTAGE  
Office \_\_\_\_\_  
Retail \_\_\_\_\_  
Other (please specify) \_\_\_\_\_  
Parking (if applicable) \_\_\_\_\_

TOTAL NET SQUARE FOOTAGE  
Office \_\_\_\_\_  
Retail \_\_\_\_\_  
Other (please specify) \_\_\_\_\_

HOTEL DEVELOPMENT PROGRAM

TOTAL GROSS SQUARE FOOTAGE  
Hotel GSF \_\_\_\_\_  
No. Rooms \_\_\_\_\_  
Parking \_\_\_\_\_  
No. Spaces \_\_\_\_\_

RESIDENTIAL DEVELOPMENT PROGRAM

TOTAL UNITS  
Mix of Units \_\_\_\_\_  
Studio \_\_\_\_\_  
1 Bed \_\_\_\_\_  
2 Bed \_\_\_\_\_  
Other \_\_\_\_\_

PARKING

TOTAL GROSS SQUARE FOOTAGE \_\_\_\_\_ spaces  
Average Unit Size \_\_\_\_\_ GSF \_\_\_\_\_ NSF  
Studio \_\_\_\_\_ GSF \_\_\_\_\_ NSF  
1 Bed \_\_\_\_\_ GSF \_\_\_\_\_ NSF  
2 BED \_\_\_\_\_ GSF \_\_\_\_\_ NSF  
Other \_\_\_\_\_ GSF \_\_\_\_\_ NSF  
Parking \_\_\_\_\_ GSF





Project \_\_\_\_\_  
Developer \_\_\_\_\_

Date \_\_\_\_\_  
Tel. #/Contact Person \_\_\_\_\_

COMMERCIAL OPERATING PRO FORMA  
(Carry out of 10 years and indicate inflation factor)

COMMERCIAL INCOME

Office ( \_\_\_\_\_ NSF @ \$ \_\_\_\_\_ /NSF) \$ \_\_\_\_\_  
Retail ( \_\_\_\_\_ NSF @ \$ \_\_\_\_\_ /NSF) \_\_\_\_\_  
Parking (attach parking rate structure) \_\_\_\_\_  
Other ( \_\_\_\_\_ NSF @ \$ \_\_\_\_\_ /NSF) \_\_\_\_\_

POTENTIAL GROSS INCOME

VACANCY ( \_\_\_\_\_ %)

EFFECTIVE GROSS INCOME

OPERATING EXPENSES

Office (\$ \_\_\_\_\_ /NSF)  
Retail (\$ \_\_\_\_\_ /NSF)  
Parking (\$ \_\_\_\_\_ /space)  
Other (\$ \_\_\_\_\_ /NSF)  
TOTAL

NET OPERATING INCOME

\$ \_\_\_\_\_  
( \_\_\_\_\_ )  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
( \_\_\_\_\_ )  
\$ \_\_\_\_\_

BOSTON PUBLIC LIBRARY



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Project \_\_\_\_\_  
Developer \_\_\_\_\_

Date \_\_\_\_\_  
Tel. #/Contact Person \_\_\_\_\_

HOTEL OPERATING PRO FORMA  
(Carry out 10 years and include inflation factor)

ROOMS		
Available	_____	
Average Occupancy (____%)	_____	
Average Rate (\$_____)	_____	
REVENUE	\$ _____	
Rooms	_____	
Food & Beverage	\$ _____	
Telephone	_____	
Rentals	_____	
Parking	_____	
Other	_____	
TOTAL GROSS REVENUE		
Vacancy		\$ _____
EFF. GROSS REVENUE		(\$ _____)
EXPENSES		
Food & Beverage Costs	\$ _____	
Payroll & Related	_____	
Telephone	_____	
Other Expenses	_____	
Linkage Payment	_____	
TOTAL ALLOCATED EXPENSES		
UNALLOCATED EXPENSES		(\$ _____)
Admin. & General	\$ _____	
Management Fee	_____	
Marketing	_____	
Energy Costs	_____	
Property & Maintenance	_____	
Franchise Fees	_____	
Guest Entertainment	_____	
Replacement Reserves	_____	
TOTAL UNALLOCATED EXPENSES		(\$ _____)
TOTAL EXPENSES		(\$ _____)
INSURANCE ON BUILDING AND CONTENTS		(\$ _____)
NET OPERATING INCOME		\$ _____

